

The Farr West City Planning Commission work session and regular meeting was held on Thursday, February 8, 2024, at 5:30 pm at the City Hall.

Commission members present were Chairwoman Geneva Blanchard, Lou Best, Lyle Earl, Greg Baptist, Darren Roylance, and Jason Anderson. Brandon Whitesides and Greg Pierce were excused.

City Council Member Timothy Shupe was present. City Staff present was McKinzie Tams.

Visitors present were: see attached list.

5:30 PM Work Session – Discuss River Blacksmith Mixed Use Development

The Planning Commission held a work session to discuss the proposed River Blacksmith Mixed Use Development.

Regular Meeting

#1 – Call to Order – Chairwoman Geneva Blanchard

Chairwoman Geneva Blanchard called the meeting to order.

#2- Opening Ceremony

a. Pledge of Allegiance

Geneva Blanchard led in the Pledge of Allegiance.

b. Prayer

Lyle Earl offered a prayer.

#3 – Comments/Reports

a. Public Comments

Billy Hines was present requesting that the Planning Commission look into changing the setback requirements on a corner lot. Mr. Hines would like to place a shed on his property but is unable to comply with the current city ordinance. Greg Baptist recommended to apply to vacate a utility easement. Lou Best stated the Planning Commission would be willing to revisit the ordinance.

b. Report from City Council

Councilman Timothy Shupe reported that the City Council approved a business license for The Saddle Club, conditional use permits for Spencer Knight and Adam Lambert, and site plan and

sign approval for Durk's Plumbing Supply. The Council also approved ordinances for the amended sign ordinance, the updated subdivision ordinance and updates to the fee schedule in the Farr West Municipal Code. A resolution was also adopted approving the application to the Land and Water Use Conservation Fund as well as approval given for civil and prosecutor legal service agreements and adoption of paid vision insurance for city employees. The Council then had a brief discussion on the upcoming 2024 budget. The City Council reported on their assignments and adjourned.

#4 – Business Items

- a. Set a public hearing for February 22, 2024, at 6:30 p.m. to consider the request to amend the general plan to allow for the M-1 zone at 1686 West and 1712 West Farr West Drive

LOU BEST MOTIONED TO SET A PUBLIC HEARING FOR FEBRUARY 22, 2024, AT 6:30 P.M. TO CONSIDER THE REQUEST TO AMEND THE GENERAL PLAN TO ALLOW FOR THE M-1 ZONE AT 1686 WEST AND 1712 WEST FARR WEST DRIVE. DARREN ROYLANCE SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- b. Recommendation to the City Council approval or denial of the request of a residential sign for The Outdoor Garden located at 2395 West 1900 North

Steve Bird was present requesting approval of residential sign for his business, The Outdoor Garden. Lyle Earl stated he dropped the application off and a copy of the ordinance showing the sign can only be up when products are being sold. Mr. Bird stated they are requesting a permanent sign as they sell product year- round.

JASON ANDERSON MOTIONED TO RECOMMEND APPROVAL OF THE REQUEST OF A RESIDENTIAL SIGN FOR THE OUTDOOR GARDEN LOCATED AT 2395 WEST 1900 NORTH. GREG BAPTIST SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- c. Recommendation to the City Council appointment of the Planning Commission Chair and Vice Chair

GREG BAPTIST MOTIONED TO RECOMMEND TO THE CITY COUNCIL RE-APPOINTMENT OF GENNEVA BLANCHARD AS THE PLANNING COMMISSION CHAIR AND LYLE EARL AS THE VICE CHAIR. LOU BEST SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- d. Recommendation to the City Council re-appointments of Lyle Earl, Greg Baptist and Darren Roylance

LOU BEST MOTIONED TO RECOMMEND TO THE CITY COUNCIL RE-APPOINTMENTS OF LYLE EARL, GREG BAPTIST, AND DARREN ROYLANCE TO THE PLANNING COMMISSION. JASON ANDERSON SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

#5 – Consent Items

- a. Approval of minutes dated January 25, 2024

GREG BAPTIST MOTIONED TO APPROVE THE MINUTES DATED JANUARY 25, 2024. JASON ANDERSON SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

#6 – Chairwoman/Commission Follow-up

- a. Report on Assignments

Genneva Blanchard thanked everyone on the Planning Commission for their hard work. She informed the meeting that the next they will be working on is the Legislative Committee. Genneva’s name will be removed as a voting member and Jason Anderson will be added in her place.

Lyle Earl reported that there is a park meeting on Monday, and they are still working on grants.

Mayor Ken Phippen wants the Planning Commission to consider looking at the general plan again.

#7 - Adjournment

AT 7:01 P.M., JASON ANDERSON MOTIONED TO ADJOURN THE MEETING. GREG BAPTIST SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

McKinzie Tams, Recorder

Genneva Blanchard, Chairwoman

Date Approved: _____